BOX 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,300.00**

Catherine H Molteni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: **January 29, 2005.**
(AFFIX SEAL)

SHARLA TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine H. Molteni	New Owner	**Map 95-10, Parcel 67.00**
(NAME)	(NAME)	
514 Wanda Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Gribbins and wife, Dorothy H. Gribbins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine H. Molteni, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Elm Hill Acres, Section No. II of record in Book 2331, Page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Gribbins and wife, Dorothy H. Gribbins by deed of record in Book 7507, Page 288, Register's Office for Davidson County, Tennessee.

The said Larry Gribbins is one and the same person as Larry J. Gribbins.

The said Dorothy H. Gribbins is one and the same person as Dorothy E. Gribbins.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 12/17/02 10:20 2pgs
Fees:13.00 Taxes:404.41
20021217-0155180

unimproved ☐
This is improved ☒ property, known as **514 Wanda Drive, Nashville, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my/our hand(s)** this **16th day of December, 2002**.

Larry J. Gribbins

Dorothy H. Gribbins

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Larry Gribbins and Dorothy H. Gribbins** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of

satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **16th** day of **December, 2002.**

Commission expires:
1-29-05

Notary Public

